

3 CHARIOT DRIVE

EDINBURGH INTERCHANGE
NEWBRIDGE · EH28 8PA

TO LET MODERN WAREHOUSE/ INDUSTRIAL PREMISES

31,995 sq ft (2,972.5 sq m)



Standalone
unit with
dedicated yard
and parking



Column free
warehouse



Excellent Newbridge
location with easy
access to the M8
and M9 motorways



**UNDER
REFURBISHMENT**

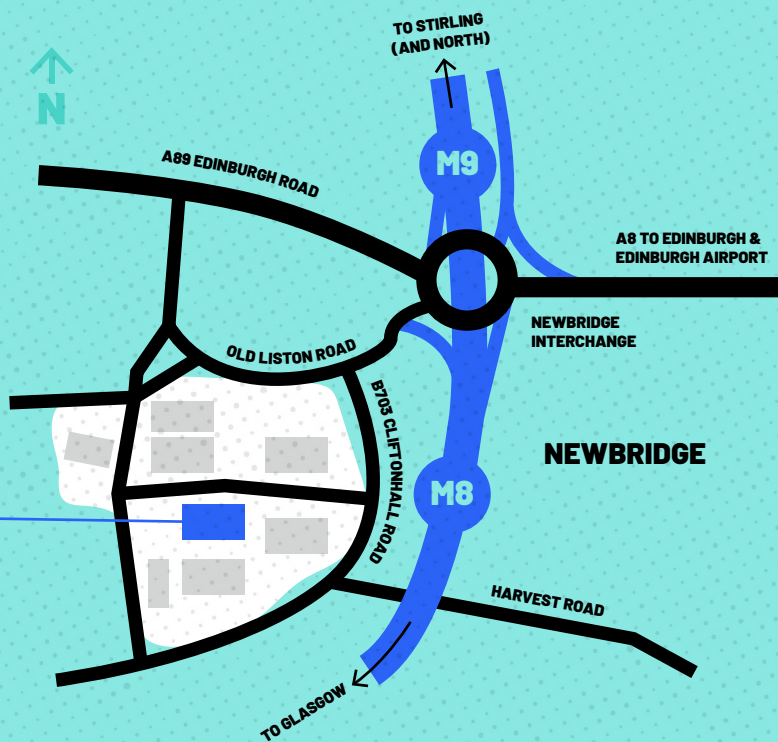
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LOCATION

Edinburgh Interchange is strategically located at the heart of East Central Scotland's motorway network and lies immediately adjacent to the Newbridge roundabout and 2 miles west of Edinburgh Airport.

Newbridge is situated approximately 8 miles west of Edinburgh City Centre and provides direct access on to the M8 and M9 motorways. Access to and from the City Centre is via the A8 or M8 extension. The A720 (City of Edinburgh by-pass) lies approximately 3 miles to the east of Edinburgh Interchange and provides access to the south via the A1. The Forth Road Bridge and Queensferry Crossing are located approximately 3 miles north of Edinburgh Interchange and direct access is provided by the M9 and M90 respectively.

The surrounding area is predominantly industrial with a number of high profile occupiers including **DHL, Tesla, Batleys, HSS Hire and The Scottish Executive.**



THE PROPERTY

The premises comprise a modern detached steel portal frame warehouse with insulated profile wall and roof cladding under an impressive barrel-vaulted roof benefiting from the following specification:

- 6m eaves height rising to 8m at the apex.
- Floor loading 40 kN per sq m.
- New **LED lighting** being installed in warehouse supplemented by **10% translucent roof panels.**
- Commercial access to the premises **via two up and over doors.**
- **Large secure yard** surrounded by palisade fencing with demised **staff/customer car parking.**
- Attractive **two storey office accommodation** fitted out to a good specification with **new LED lighting** being installed along with **new electric panel heaters** and **electric point of use water heaters.**
- Male, female and disabled WCs and **tea making facilities.**

THE UNIT IS CURRENTLY UNDERGOING REFURBISHMENT WORKS AND FULL DETAILS CAN BE PROVIDED TO INTERESTED PARTIES.

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ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal basis as follows:

Area	sq m	sq ft
Warehouse	2,604	28,029
GF Office	192.8	2,075
1F Office	175.7	1,891
Total	2,972.5	31,995



LEASE TERMS

The property is available on a Full Repairing & Insuring lease for a term to be agreed. For further information, please contact one of the joint letting agents.

RATEABLE VALUE

According to Scottish Assessors the property currently has a Rateable Value of £206,750.

EPC

Current rating 'D'. The refurbishment work being undertaken are targeting an 'A' rating.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon. All prices quoted are exclusive of VAT.

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FURTHER INFORMATION

For further information contact the joint letting agents:


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